Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/11/0097/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Mr Louis Chandler
33 Warwick Street
Worthing
West Sussex
BN11 3DQ

PROPOSAL: Variation of condition 1 of planning permission WB/09/0512/FULL to extend the time limit for the use of Warwick Street as an alfresco dining area for the stationing of 12 chairs and 3 tables and for the installation of an external awning on the front elevation. (permanent permission sought).

LOCATION : 33 Warwick Street Worthing

DATE REGISTERED : 22nd February2011

APPLICANT : Mr Louis Chandler

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved drawings which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Un-numbered site plans
   Drawing No 1010/10.001

   Reason: For the avoidance of doubt and in the interests of proper planning.

Dated : 13th April 2011

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

2. All the tables and chairs shall be removed by 8pm and stored inside the premises.

   Reason: In the interest of visual and neighbour amenity and crime and disorder.

3. No planters, patio heaters, barriers or other chattels or equipment stationed in Warwick Street except by agreement with the Local Planning Authority.

   Reason: In the interest of visual and neighbour amenity.

4. Notwithstanding the submitted drawings, the depth of the seating area is restricted to 2.7 metres from the shopfront bay. No seat or table shall be sited east of the shop entrance in accordance with the submitted plan.

   Reason: In the interest of visual amenity and pedestrian safety and convenience.

5 Notwithstanding the submitted drawings the awning shall not to be fully extended and is kept to a depth of 1.23 metres from the shopfront so that the height, at the edge closest to the street, is 1.98 metres minimum.

   Reason: In the interest of visual amenity and pedestrian safety and convenience.

INFORMATIVES

1. The proposal is acceptable in principle in the town centre and the reduced depth of seating areas and reduced number of covers, together with restrictions on the awing depth and height would not harm the visual appearance of the area, would not restrict unduly pedestrian movement; would not give rise to unacceptable neighbour amenity impacts or crime and disorder and accords with the relevant policies of the Development Plan. A permanent planning permission is, on balance, justifiable, notwithstanding the emerging Warwick Street alfresco eating plan.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the South East Plan 2009 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

   Saved Worthing Local Plan Policies 2003

   BE1 - Design Quality
   H18 - Amenity of Residents
   RES7 - Control of Polluting Development
   S8 - Ground Floor Uses, Zone B Primary Area, Central Shopping Area

Cont.....

WB/09/0512/FULL

South East Plan 2009

BE1 - Management for an Urban Renaissance

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.